



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, October 18, 2021 Meeting

Presented for approval: November 1, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Tuesday October 18, 2021 at Westfield City Hall.

Active Links for this Meeting:

[October 18, 2021 BZA Agenda & Exhibits](#)

[October 18, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:08

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Robert Horkay, Mike Johns, and Andre Maue.

Commissioners Present Virtually: Matthew Deck, Ginny Kelleher, Dave Schmitz, Victor McCarty, and Cindy Spoljaric.

Commissioners Absent: All present.

Commissioners arrived after Roll Call: Kristen Burkman (7:04 p.m.)

City Staff Present in Person: Pam Howard, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- October 04, 2021 APC Minutes.

Motion: Maue motioned to approve the October 04, 2021 APC minutes as presented.

Johns seconded. Motion passed. Vote 7-0. (Schmitz lost connection/Burkman not yet arrived)

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 3:17

2004-DDP-09

Barkefellers

Lot 1, Block A of Dartown Crossing PUD. Generally located at the northwest corner of Dartown Road and State Road 32.

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Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

Barkefellers by Kimley-Horn & Associates requests Detailed Development Plan review of a 21,399 square foot Luxury Pet Resort on 2.32 acres +/- in the Dartown Crossing PUD District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

2108-DDP-34

Midland South

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requests Detailed Development Plan review of 52,864 square feet of townhomes on 3.37 acres +/- in the Midland South PUD District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

2110-DDP-40

Citizens Booster Pump Station and Ground Storage Tank

North side of 146th Street, east of Oak Ridge Road

Citizens Energy Group requests Detailed Development Plan review of a 780 square foot booster pump station and a 1.25 million-gallon ground-level water storage tank on 0.85 acres +/- in the Legacy Oaks PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Motion: McCarty motioned to approve the Consent Agenda.

Kelleher seconded. Motion passed. Vote 8-0. (Burkman not yet arrived)

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

**2108-ODP-18 &
2108-SPP-18**

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider-rriemenschnneider@westfield.in.gov)

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2108-PUD-21
[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22
[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2110-PUD-24
[CONTINUED]

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

WITHDRAWN ITEMS

2106-PUD-19

**[WITHDRAWN BY
PETITIONER]**

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

YouTube Time: 7:15

Maue motioned to adjourn the meeting.

Johns seconded.

Motion passed. Vote 9-0. (Burkman arrived before this vote)

The meeting adjourned at 7:07 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary